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Boston



- * The goals of the Boston Fire Department are to prevent fires from starting, to prevent loss of life and property when fire starts, to confine fire to the place where it started and to extinguish fires when they occur.
- * To meet these ends State and Local laws and ordinances have been enacted which the fire department is mandated to enforce.
- * Residential properties account for the major loss of lives and property loss due to fire and it is for this reason that the Boston Fire Department has an in-service inspection program whereby all residential properties are visited to enforce the fire safety laws relative to such properties.

LODGING HOUSES

- * Section 26c, Chapter 148 of the Massachusetts General Laws requires that Lodging Houses shall be equipped with an automatic smoke or heat detector in each dwelling unit and each hallway floor.
- * Commonwealth of Massachusetts Regulation #24 sets forth the guidelines for the installation and other requirements for this statute. The Boston Fire Department follows these guidelines in the enforcement of Section 26c, Chapter 148, M.G.L.
- * Fire safety requirements vary depending on the size of your lodging house.

IF YOU HAVE ANY QUESTIONS ABOUT THE TYPE OF FIRE SAFETY EQUIPMENT THAT YOU ARE REQUIRED TO HAVE PLEASE CONTACT:
CAPTAIN ROBERT BEAGLE 442-8000 ext. 273

(circa 1986)



Raymond L. Flynn, Mayor/FIRE DEPARTMENT/115 Southampton Street 02118

- * The Inspectional Services Department has the responsibility for issuing the Inspection Certificate annually for each and every lodging house within the City of Boston.
- * The fee schedule for lodging houses is \$75.00 for the first ten units (2 rooms equal 1 unit) plus \$10.00 per unit in excess of the first ten units.
- * The Inspection Certificate is valid for one year.
- * The inspector will check the following features of the building: egress, emergency lighting, hardware on doors, fire protection systems, fire alarm systems, type of occupancy within the building and the general structural condition of the building.
- * The owner or the manager of the building will be notified of any existing violations which must be corrected before the issuance of the inspection certificate.

LODGING HOUSE OWNERS SHOULD DIRECT THEIR QUESTIONS REGARDING INSPECTIONAL SERVICES TO MR. KEN LUCAS AT 725-4712 or 725-3928.



City of Boston
Neighborhood
Development and
Employment Agency

NDEA REHABILITATION LOANS FOR LODGING HOUSES

Housing Division
26 West Street
Boston, Massachusetts 02111

Raymond L. Flynn, Mayor NDEA has funds available to assist in the
Rehabilitation of Lodging Houses.

- * REPAIR LOANS/GRANTS: NDEA funding comes as a conditional deferred loan. When paired with the required private financing, the effective interest rate for the rehabilitation loan will be 9% or less. Owners who participate in NDEA programs must bring the entire building up to code.
- * 707 RENTAL SUBSIDIES: Lodging house owners may qualify for chapter 707 rental subsidies which would allow them to receive up to \$332/month per room. The tenant pays 30% of his/her income and the 707 certificate makes up the difference.
- * NDEA's OTHER FORMS OF ASSISTANCE: NDEA staff are also available to assist with financial analysis and references to lending institutions. NDEA rehabilitation specialists will work with owners in the preparation of job specifications and cost estimates, will handle bidding and contractor qualifying, and will conduct inspections of work in progress.

FOR FURTHER INFORMATION CONTACT:
Edward J. Daly
Rental Housing Development Manager
NDEA/Housing Division
26 West St.
Boston, MA 02111
725-3184

Boston

Raymond L. Flynn, Mayor

ASSESSING DEPARTMENT FACT SHEET

- * Under Massachusetts law municipalities are required to assess all property at its full Fair Market Value, i.e. the amount a willing buyer would pay a willing seller for the property.
- * Rooming Houses are assessed for their current use and are taxed at the residential rate. They are not assessed based on their value to a developer for condominium conversion.
- * The Assessing Department is currently conducting a complete revaluation for fiscal year 1986 (FY 86 is the tax period from July 1, 1985 - June 30, 1986). The goal is to assess all property owners accurately, honestly and fairly.

PROPOSED SCHEDULE (subject to change) is as follows:

March, 1985: Income and expense forms mailed by the Department

April 30, 1985: Income and expense forms due into the department. These forms will assist the Assessors in valuing your homes fairly, so please submit them on time. Need help in filling them out? Have questions? see Mr. Dick Simmons, Room 301, City Hall 725-3568.

Fall, 1985 "Estimated" bills for 1986 mailed out. The assessed value on this bill will be the same as the previous year (1985). The new assessment and tax rate will not show up until the official bill is issued in the Spring.

January, 1986: "Impact Notices" sent out. This notice is an estimate of your assessment for FY 1986. If you question the assessment you can discuss the values with the Assessors at informal neighborhood hearings. Places and times to be announced.

Spring, 1986 Official bills for FY 1986 mailed to homeowners. If you strongly disagree with the assessment of your home as shown on this bill you must file for an abatement of value within 30 days (steps for filing are attached).

ANY QUESTIONS PERTAINING TO THE ASSESSING DEPARTMENT SHOULD BE DIRECTED TO MR. DICK SIMMONS 725-3568.



William B. Coughlin, Commissioner/ASSESSING DEPARTMENT/Boston City Hall/City Hall Plaza 02201

ABATEMENT PROCESS

If based on the official bill mailed to you in the Spring, 1986 you believe that your property has been overvalued by the Assessing Department please follow this procedure:

- 1) Within 30 days of receiving the official bill for FY 1986 obtain an Application for Abatement and the Information Allocation form from the Assessing Department, Room 301, City Hall and FILE these forms with this department.
- 2) After filing the above forms you will receive an Information Requisition Form asking for detailed information about your property. You must file this form within 60 days of the time you filed your first forms.
- 3) The Assessors will make every effort to act on your application within 3 months of its filing. However, if they do not give you a decision within 3 months the application is considered denied and an inaction notice will be sent out.
- 4) Homeowners have the right to appeal any decision made by the Assessors. An inaction notice, a rejection or even a decision lowering the value can be appealed. This appeal is filed with the Appellate Tax Board, 100 Cambridge St.; Boston (across the street from City Hall). NOTE: There is a charge for this appeal depending on the assessed value of your home.
- 5) The appeal to the Appellate Tax Board must be filed within 3 months of the decision (inaction notice, a rejection or a change in assessment.) The case will be heard before the Appellate Tax Board or the Boston Assesors may settle the case with the taxpayer at any time prior to the hearing.

NOTE: After the 3 month appeal period the Assessing Department will not act on a case if the property owner has not filed an appeal with the Appellate Tax Board.

DIRECT ALL ASSESSING QUESTIONS TO DICK SIMMONS AT 725-3568
ROOM 301, CITY HALL



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Commission on Affairs of the Elderly

RAYMOND L. FLYNN
Mayor

MICHAEL TAYLOR
Commissioner

The Commission on Affairs of the Elderly sponsors many programs that may be of use to lodging house owners and their tenants. Several of these programs are outlined below:

MAYOR'S ELDERLY HOTLINE

The Hotline helps Boston elders to locate appropriate services at the Commission, in City Hall and at a host of elder service agencies throughout the City. The Hotline is staffed by sensitive older workers and all information given to Hotline staff is kept strictly confidential. CALL THE HOTLINE AT 722-4646.

NEIGHBORHOOD SENIOR SERVICE PROGRAMS

Neighborhood Senior Service workers directly link elders to City Hall and to many community services. Neighborhood workers are stationed throughout the City and act as advocates for Senior concerns. Neighborhood workers schedule the senior shuttle, distribute taxi-coupons and discount books and are a constant sources of up-to-date information concerning senior programs.

TO IDENTIFY THE SENIOR SERVICE WORKER FOR YOUR
NEIGHBORHOOD CALL THE HOTLINE AT 722-4646.

GOVERNMENT BENEFITS PROGRAM

Staff of the Government Benefits Program assist elders in taking advantage of the public benefits to which they are entitled. Government Benefits workers can assist with Social Security, SSI, Medicare, Medicaid, Medex, Fuel Assistance, Food Stamps, Veterans Benefits and Tax Abatements. Government Benefits workers make home visits to elders who are home bound or unable to come into City Hall for assistance.

TO OBTAIN ASSISTANCE WITH GOVERNMENT BENEFITS CALL
PAT MANNING AT 725-3959.

HOME HEALTH/HOMEMAKER/HOME DELIVERED MEALS

The Commission can provide the appropriate referral for you or your roomers to obtain needed homemaker, home health services, or home delivered meals.

CALL 722-4646 FOR THIS ASSISTANCE.

FOR INFORMATION AND ASSISTANCE ON ANY OTHER ISSUES RELATING TO
THE ELDERLY IN LODGING HOUSES PLEASE CALL PAUL BROWN 725-3993.



BOSTON RENT EQUITY BOARD

City of Boston
RAYMOND L. FLYNN
Mayor

CONSTANCE J. DOTY
Administrator

MARK L. SNYDER
Deputy Administrator

- * A lodging house is included as a property whose owner and tenants are protected under the Rent Equity Law if more than 1/2 of its rooms are rented to guests for periods of more than 14 consecutive days at a time.

- * REGISTRATION

Your lodging house must be registered with the Rent Equity Board in order to allow you to legally raise your rents or to take units off rent control when a tenant moves out, or to evict tenants.

- * RENT CONTROLLED UNITS

Owners of lodging house rooms subject to rent control are eligible to apply for an annual adjustment of the rents of these rooms.

To verify the allowable rent levels for your rooms contact Rent Equity at 725-4200.

Rent controlled rooms also have certain eviction protections for tenants. To evict a tenant you must file a certificate of eviction with the Rent Equity Board. Lawful grounds for eviction include, among others, non-payment of rent, or wanting the room for yourself or a member of your immediate family.

Direct all questions concerning evictions to your lawyer or to the Rent Equity Board at 725-4200.

- * VACANCY DECONTROLLED UNITS

If you have units in your building that are vacancy decontrolled rent increases are limited to certain amounts depending on your tenant's age and income. Your tenants have the right to challenge increases above a certain amount.

Contact Rent Equity to verify the amount that you can raise your rents.

- * CONDOMINIUM CONVERSION

All tenants are entitled to a notice period of a certain length depending on their age and income. Certain tenants are also entitled to an eviction ban and relocation benefits.

When you first begin to consider converting your building contact Rent Equity to verify the notice period for your tenants and to confirm the relocation benefits that you need to provide.

IT IS DIFFICULT TO KNOW AND UNDERSTAND ALL OF THE RENT EQUITY LAW. IF YOU HAVE ANY QUESTIONS CONCERNING THE LAW CALL RENT EQUITY BOARD CLIENT SERVICES AT 725-4200.

